

IMPROVEMENT HEARING

2021 MILL & OVERLAY AND FULL DEPTH RECLAMATION IMPROVEMENTS PROJECT



April 1, 2021 (6:00 PM)

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PRESENTATION PREVIEW

- Project History
- Public Improvement Process
- Existing Conditions
- Proposed Improvements
- Assessment Procedure and Calculations
- Schedule
- Questions

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PROJECT HISTORY

- City of Baxter commissioned a pavement management plan (PMP) in 2013 to address ongoing maintenance and funding of the city's now 85.5 miles of streets.
- Study initiated due to aging of streets and associated need to increase maintenance.
- Purpose of the study:
 - Develop a PMP to preserve and/or improve quality of City's streets in a fiscally responsible manner
 - Develop and implement a plan considering immediate and long-term needs
 - Prepare systematic plan for routine evaluation with sustainable funding
 - Provide information for better communication and decision making

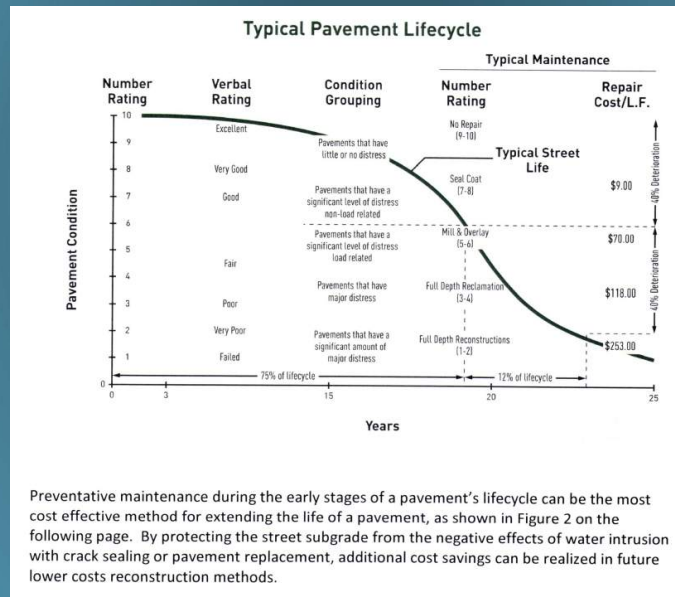
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PROJECT HISTORY

- PMP study recommended dramatically increasing street maintenance budget to maintain all streets with a condition rating of 5 and above, targeting preservation improvements first with a sealcoating program.
- Ongoing preventative maintenance would save property owners the higher cost of more frequent reconstruction.
- PMP study recognized franchise fees and assessments as a potential funding source for ongoing maintenance not currently being performed.

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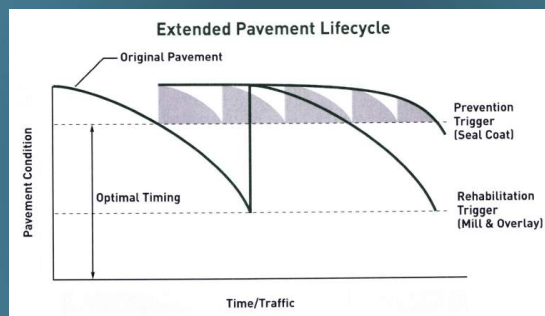
PROJECT HISTORY



Source: Comprehensive Pavement Management System, June 18, 2013, Bolton & Menk, Inc.

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PROJECT HISTORY



Source: Comprehensive Pavement Management System, June 18, 2013, Bolton & Menk, Inc.

- The goal of the pavement management plan is to extend the life of existing pavements and lower future maintenance costs.
- Preventative maintenance through sealcoating during early stages of a pavement's lifecycle can be the most cost effective method for extending pavement life.

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PROJECT HISTORY

Maintenance Treatment	36-foot Urban Commercial Street	26-foot Rural Residential Street
Sealcoat	\$9 per foot	\$7 per foot
2" Mill & Overlay	\$70 per foot	\$56 per foot
Full Depth Reclamation	\$118 per foot	\$91 per foot
Full Depth Reconstruction	\$253 per foot	\$174 per foot

- Preventative maintenance is significantly less costly than the reconstruction alternative.

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PROJECT HISTORY

Franchise Fees

- Adopted by the City to fund pavement management and street lighting activities.
- City Council determined the establishment of utility franchise fees to be an equitable means of generating the necessary funding.
- Fee to utility providers for use of the public right-of-way (typically passed through to utility customers).
- Used by over 65 Minnesota cities to fund specific projects.
- A common alternative to taxes for funding street maintenance projects.

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PROJECT HISTORY

Street maintenance and construction funding sources:

- Property Tax - crack sealing, snow plowing, pavement markings, shouldering, pothole repair and signs
- Local Option Sales Tax – only for safety improvements, not maintenance
- Franchise Fees – for pavement management and streetlights
- Special Assessments – used for mill & overlay, full depth reclamation, street reconstruction and new construction

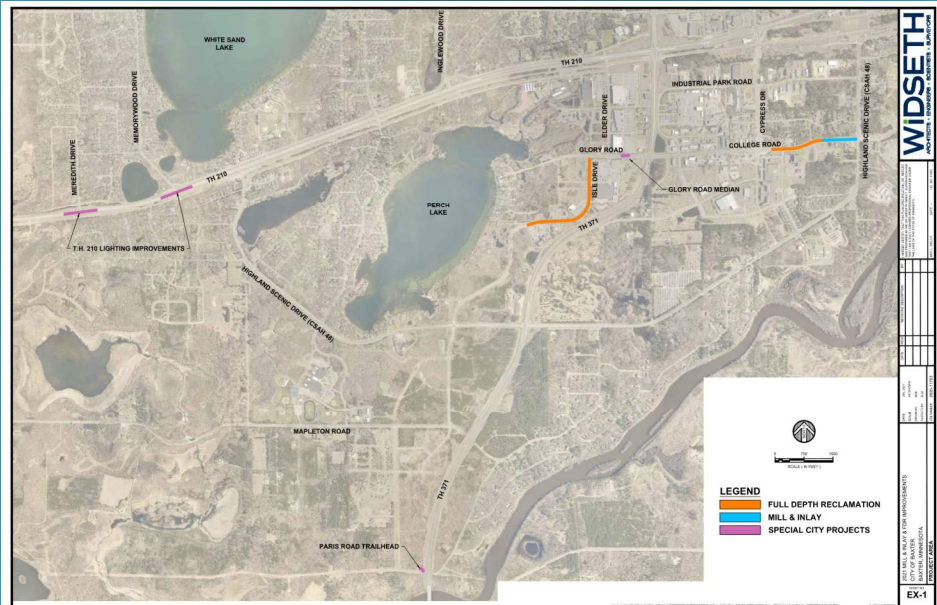
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PUBLIC IMPROVEMENT PROCESS

- Feasibility Report
- Improvement Hearing
 - Project generalities discussed
 - Estimated costs presented
 - Input from property owners obtained
- Council authorizes or rejects project
- If project is authorized
 - Project will be bid
 - Final Assessment Hearing
 - Award
 - Project constructed

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PROJECT AREA



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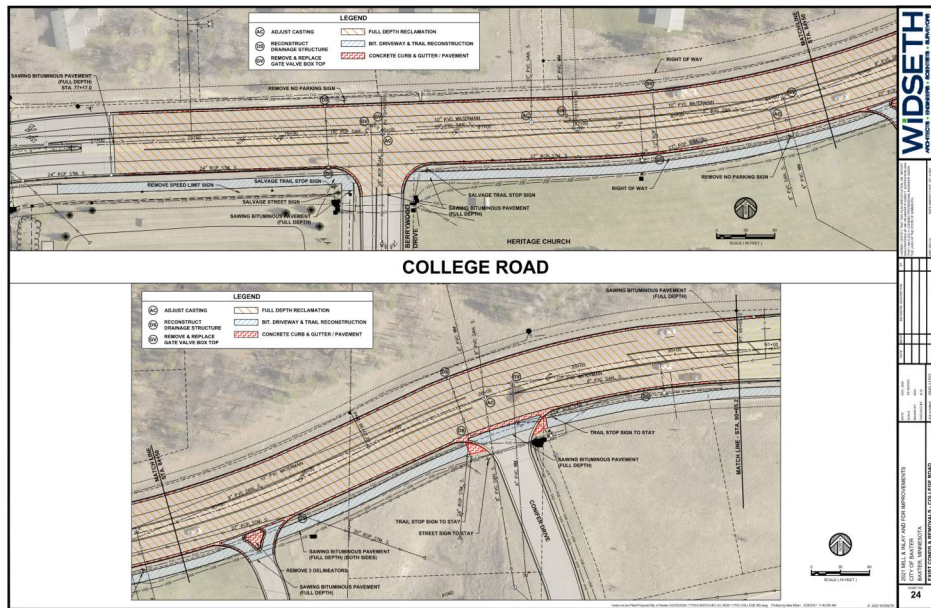
EXISTING CONDITIONS

Table 1
Existing Conditions Summary

Roadway	Description	Year Constructed	Recorded Bit & Agg. Base Depth	GPR Avg. Bit & Agg. Base Depth	Coring Avg. Bit & Agg. Base Depth	Roadway Width	PASER Rating (2019)	Recommended Maintenance (2016)
Full Depth Reclamation								
Isle Drive	Glory Road Intersection to South 2.912'	1999	3.5", 6"	4.3", 6.5"	4.1", 8.9"	44	6	Full Depth Reclamation
College Road	Cypress Drive to East of Conifer Drive	2000	4.5", 6"	5.6", 5.2"	5.1", 7.8"	65	4	Full Depth Reclamation
Mill & Inlay								
College Road	Conifer Drive to CSAH 48	2012	4.5", 6"	4.9", 4.5"	5.1", 7.8"	65	5	Mill and Inlay

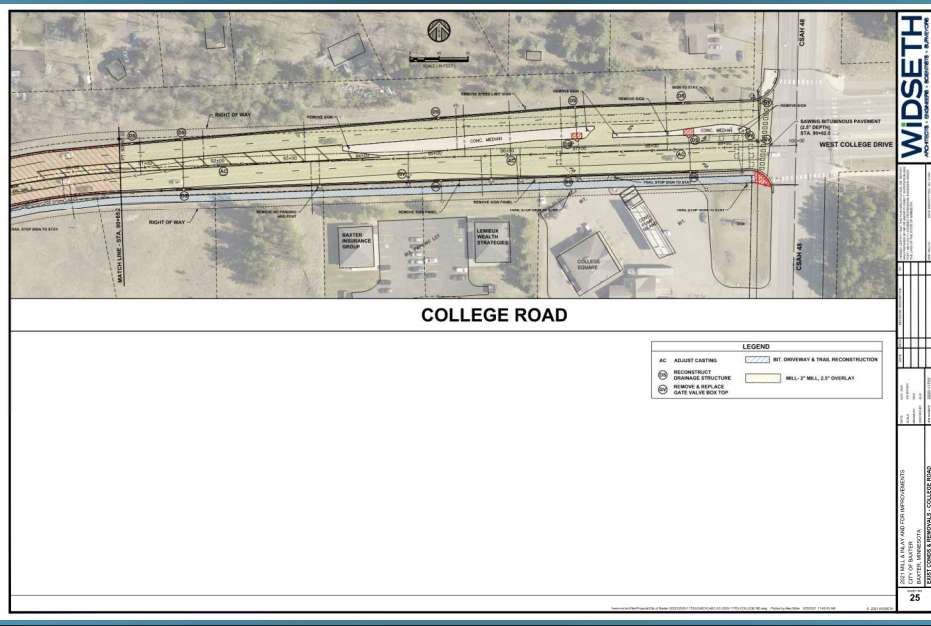
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EXISTING CONDITIONS



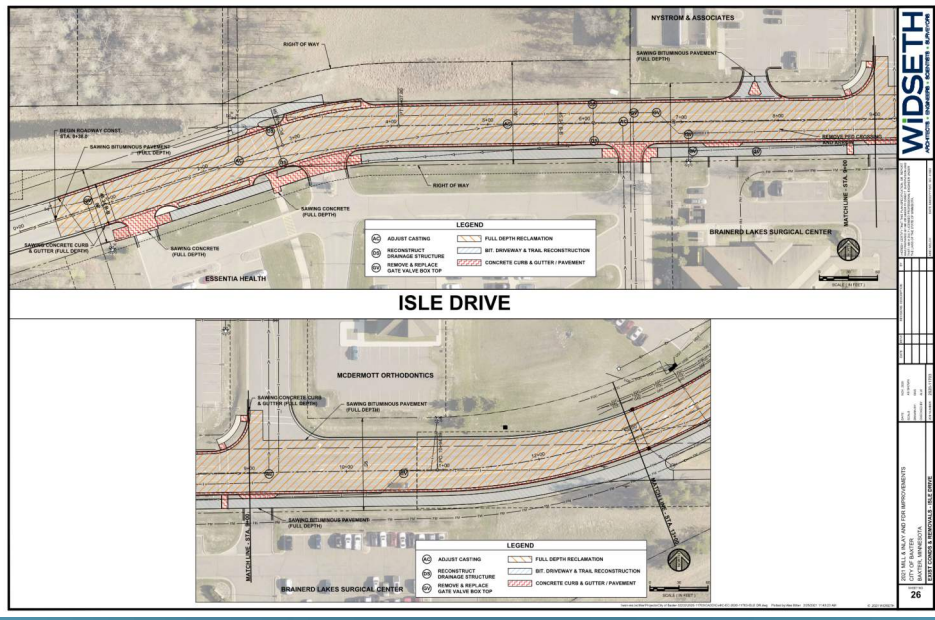
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EXISTING CONDITIONS



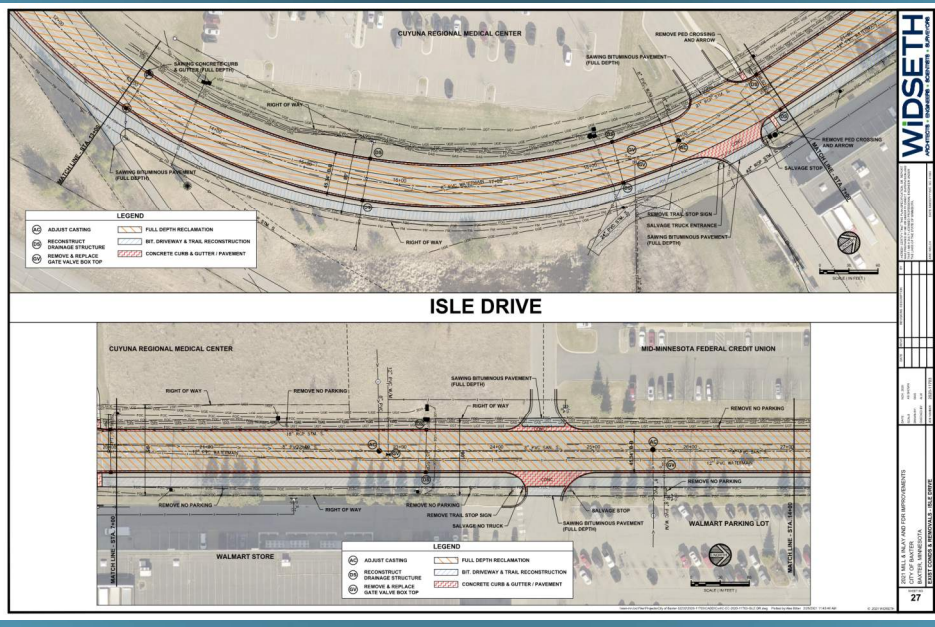
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EXISTING CONDITIONS



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EXISTING CONDITIONS



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ISLE DRIVE

LEGEND

- ADJUST CASTING
- EXISTING STRUCTURE
- REMOVE & REPLACE
- DATE VALVE BOX TOP
- PIEL DEPTH RECLAMATION
- NEW DRAINAGE & TRAIL RECONSTRUCTION
- CONCRETE CURB & GUTTER - PROPOSED

WIDSETH
DESIGN-BUILD PARTNERSHIP
2015-2016
CITY OF MINNEAPOLIS
1000 W. WASHINGTON AVENUE
MINNEAPOLIS, MN 55401
TEL: 612.673.1000
WWW.CITYOFMINNEAPOLIS.ORG

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Table 2
Proposed Improvements Summary

Roadway	Description	2019 ADT	Assumed Existing ADT for Design	Assumed Heavy Vehicle %	10-Ton Design (Bit. Agg)	Recommended Construction Method
Full Depth Reclamation						
Isle Drive	Glory Road Intersection to South 2.912'	Not Available	4,542	3.6%	6" , 6"	12" FDR, 5.5" Stockpile Excess ABM, 6" ABM, 6" BI
College Road	Cypress Drive to East of Conifer Drive	10,100	10,650	3.6%	6" , 6"	12" FDR, 5.5" Stockpile Excess ABM, 6" ABM, 6" BI
Mill & Inlay						
College Road	Conifer Drive to CSAH 48	10,100	10,650	3.6%	6" , 6"	2" Mill, 2.5" Inlay
City Project Areas						
Glory Road	Gravel area within curbed median between Elder Drive and T.H. 371	9,500	n/a	n/a	n/a	Constructoin Concrete Median Between Existing Curb
TH 210 Lighting	Intersections of Meredith Drive & Memerywood Drive	10,600	n/a	n/a	n/a	Construct Street Lighting
Paris Road Trailhead	East Cul-de-sac	n/a	n/a	n/a	n/a	Trail Head Improvements

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PROPOSED IMPROVEMENTS

- Full Depth Reclamation (FDR)

- FDR



- Bituminous Paving

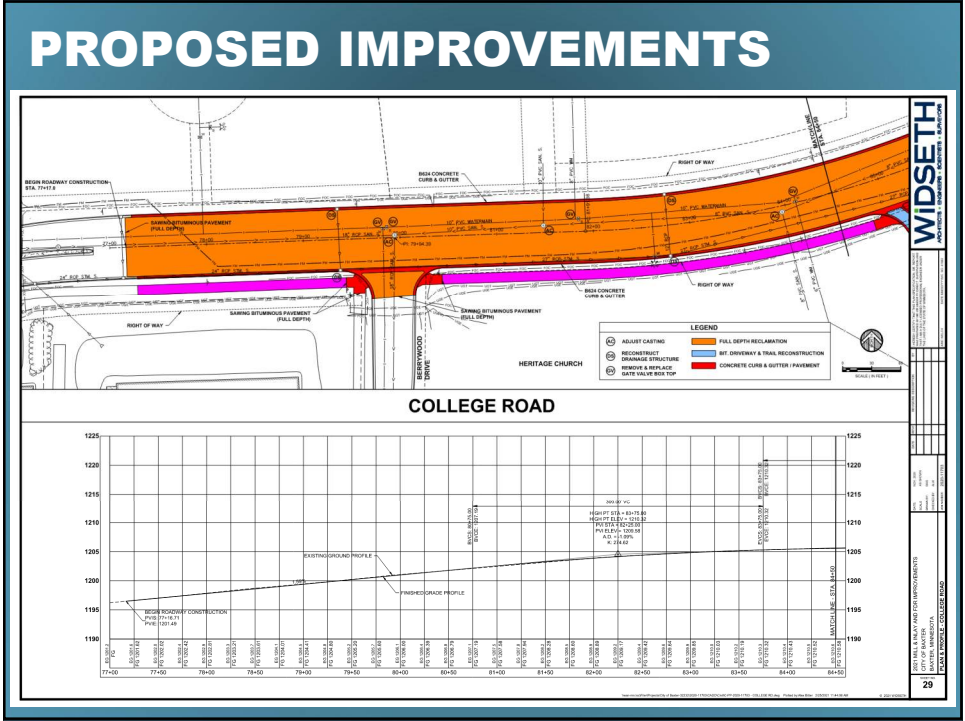
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PROPOSED IMPROVEMENTS

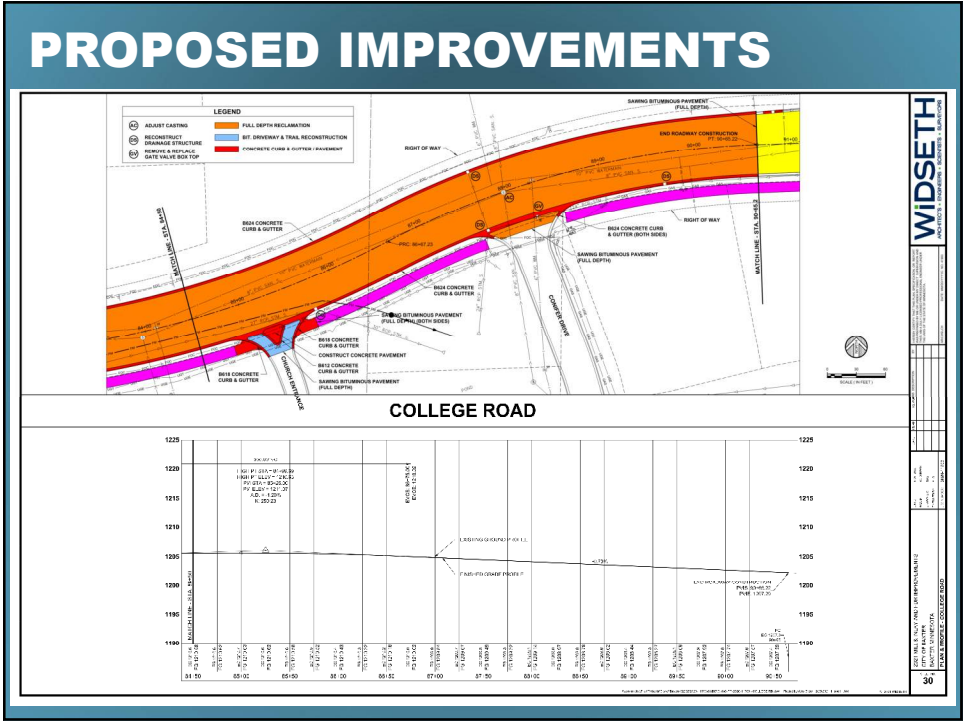
College Road

- Full depth reclamation, 6" new bituminous pavement (10 ton pavement design) from 280' west of Berrywood Drive to 255' east of Conifer Drive
- 2" mill and 2.5" inlay from 255' east of Conifer Drive to Highland Scenic Drive (CSAH 48)
- Reconstruction bituminous trail
- Remove and replace driveways to the right-of-way line
- Reconstruct existing sanitary sewer manhole castings, stormwater castings and water valve boxes
- Replace pavement markings and signage
- Construct stormwater forcemain
- Clean stormwater basin

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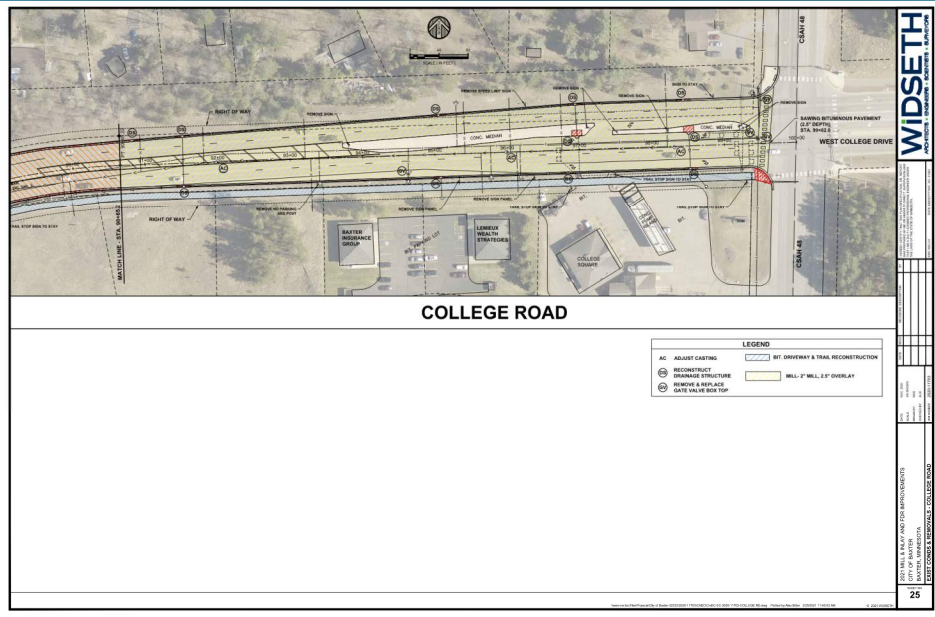


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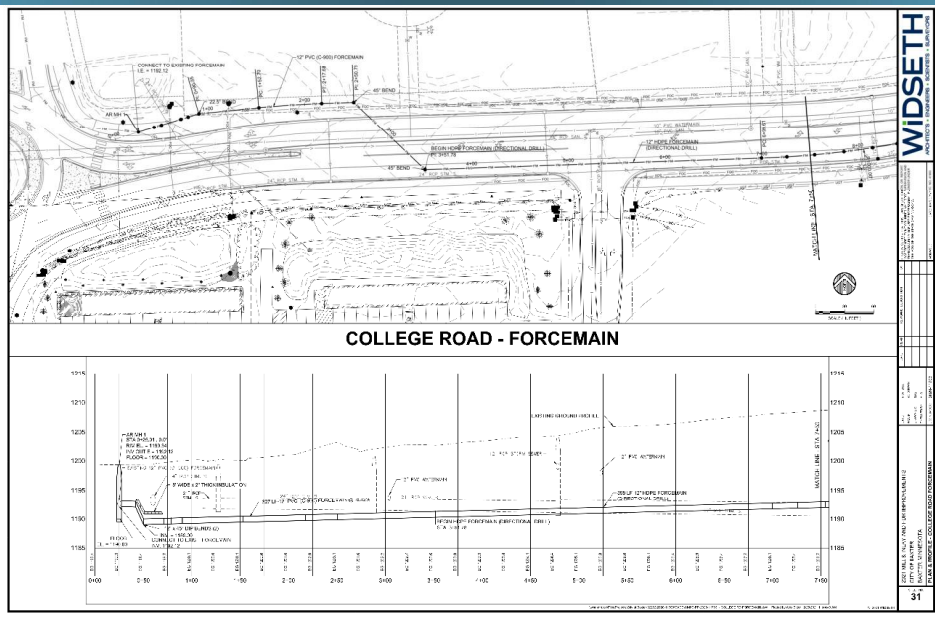
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PROPOSED IMPROVEMENTS



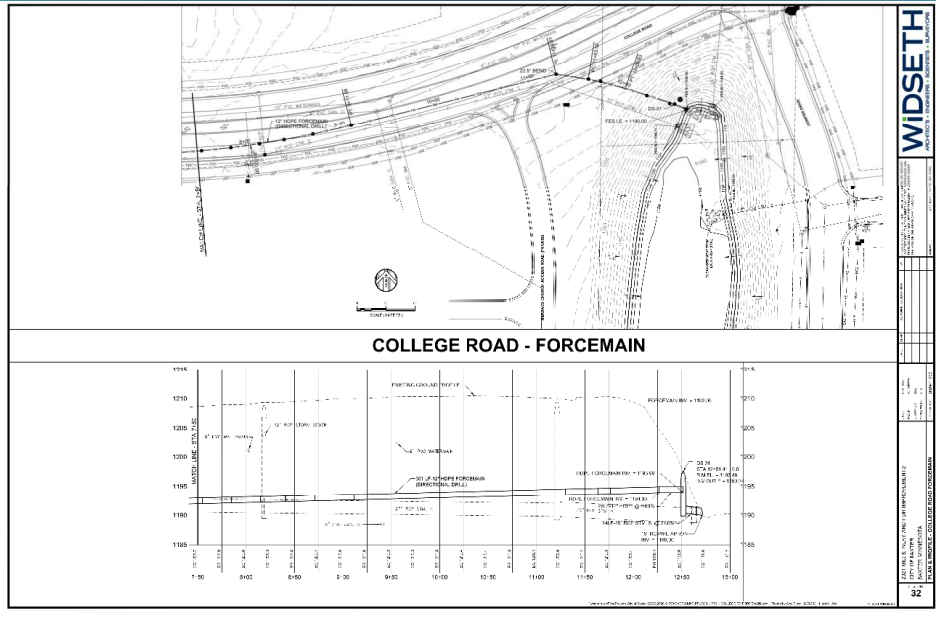
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PROPOSED IMPROVEMENTS



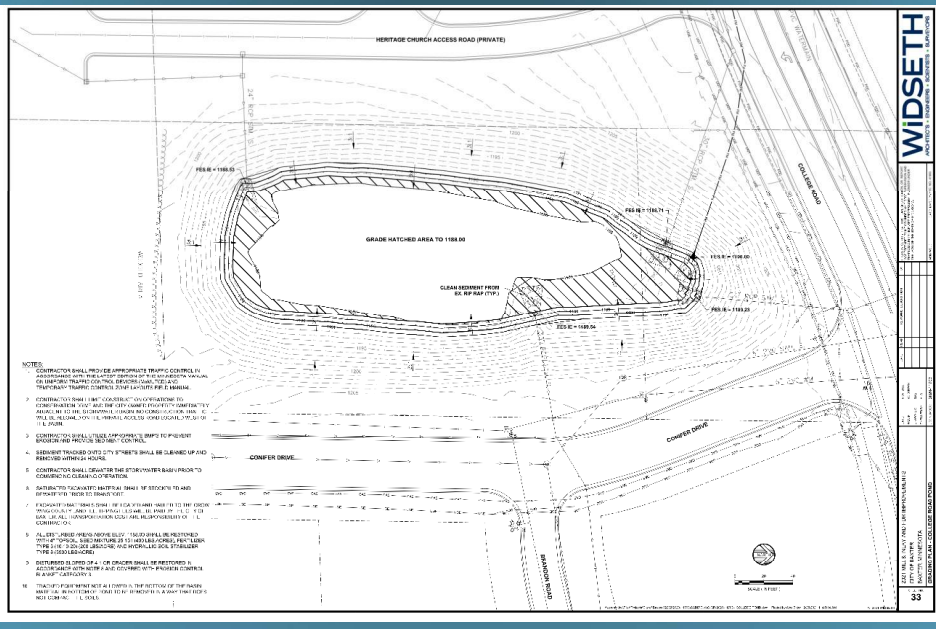
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PROPOSED IMPROVEMENTS



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PROPOSED IMPROVEMENTS



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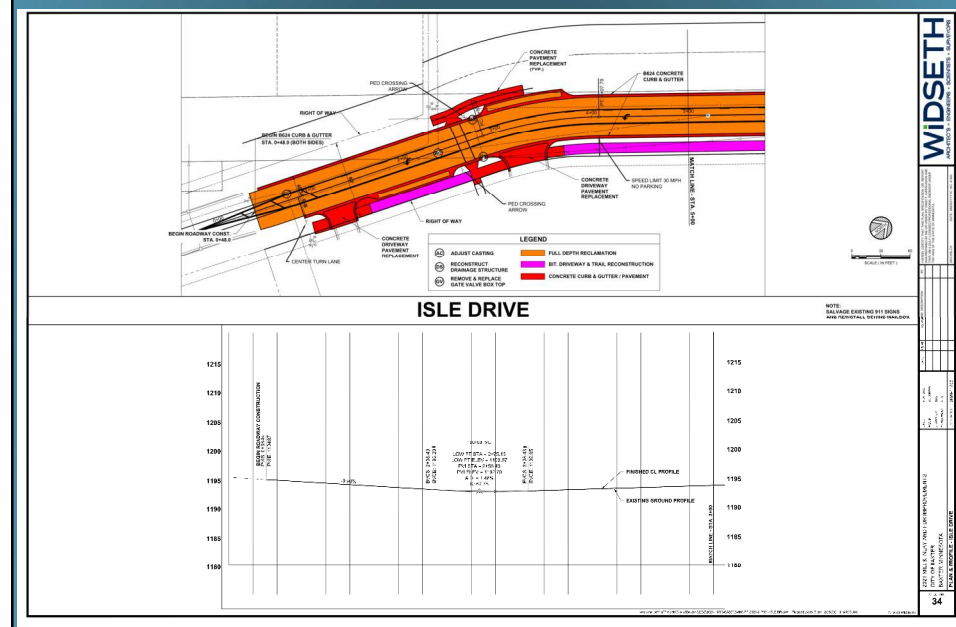
PROPOSED IMPROVEMENTS

Isle Drive

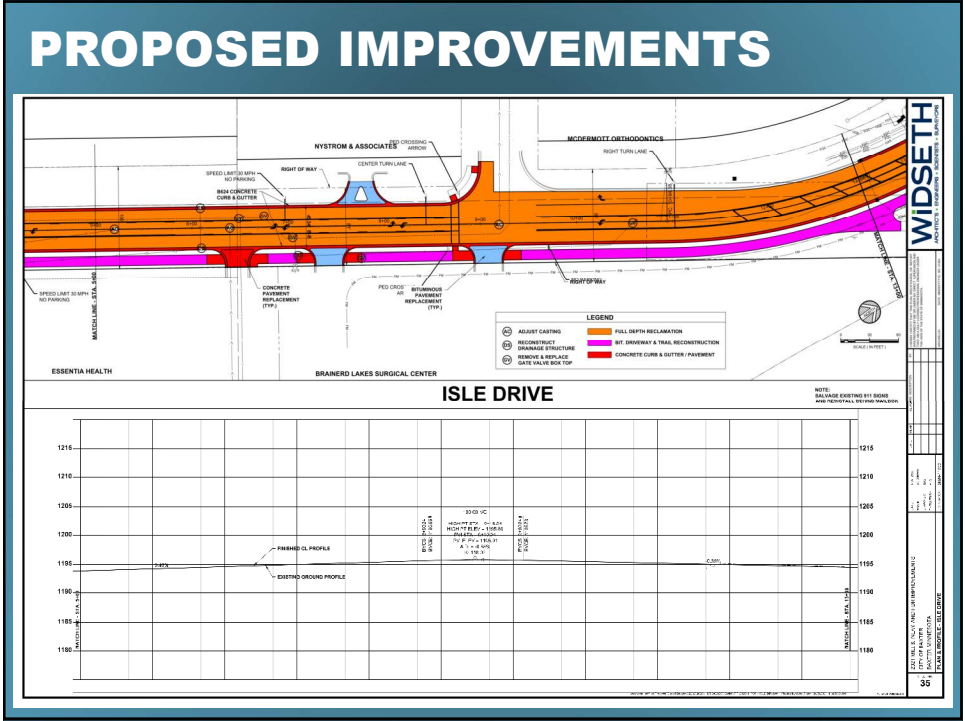
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- Reconstruction bituminous trail
- Remove and replace driveways to the right-of-way line
- Reconstruct existing sanitary sewer manhole castings, stormwater castings and water valve boxes
- Replace pavement markings and signage
- Clean stormwater basin

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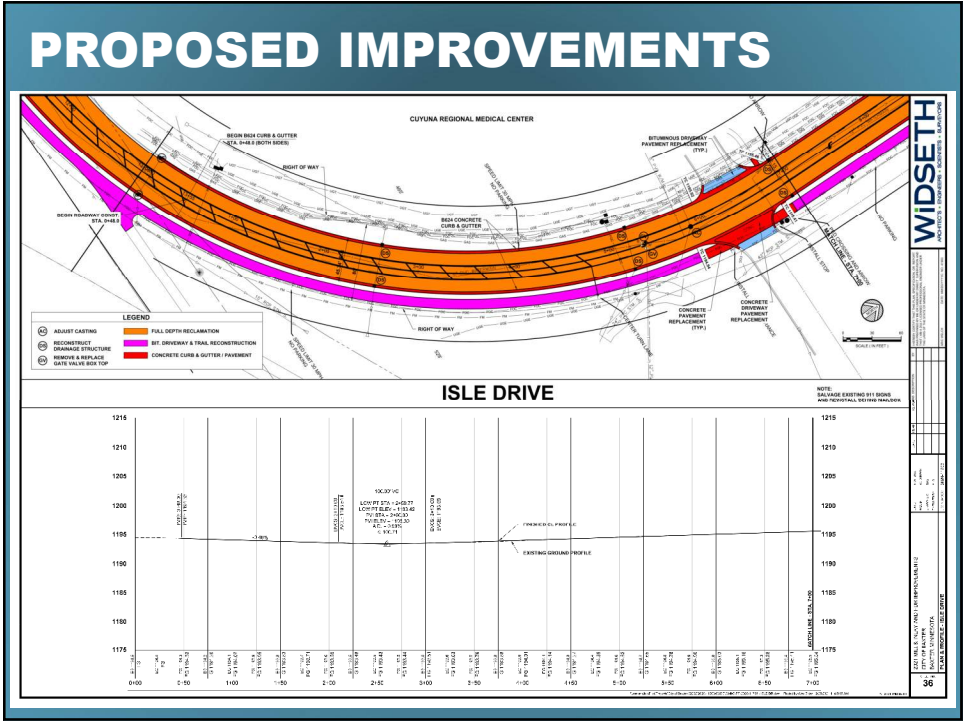
PROPOSED IMPROVEMENTS



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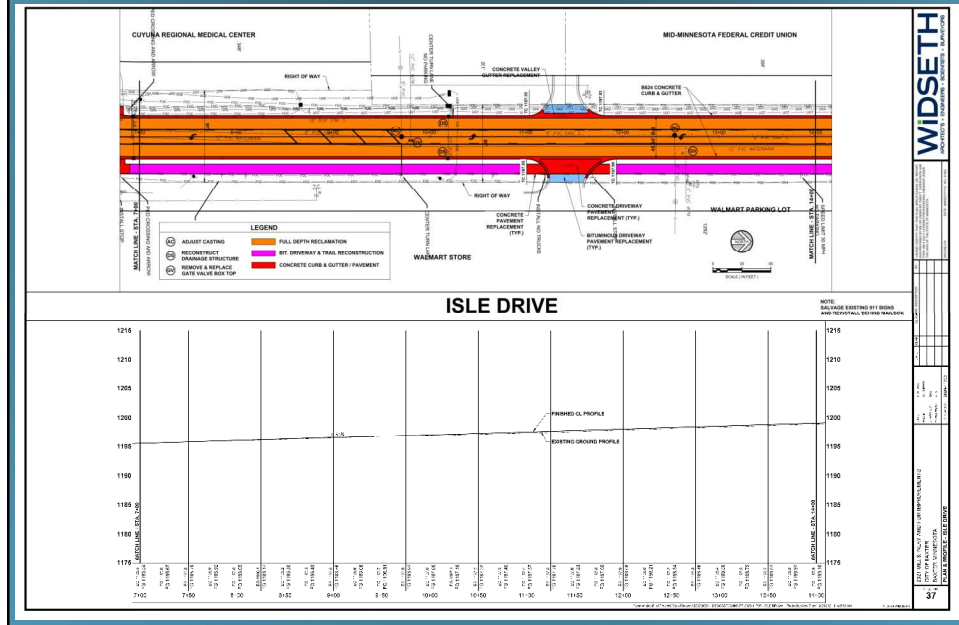


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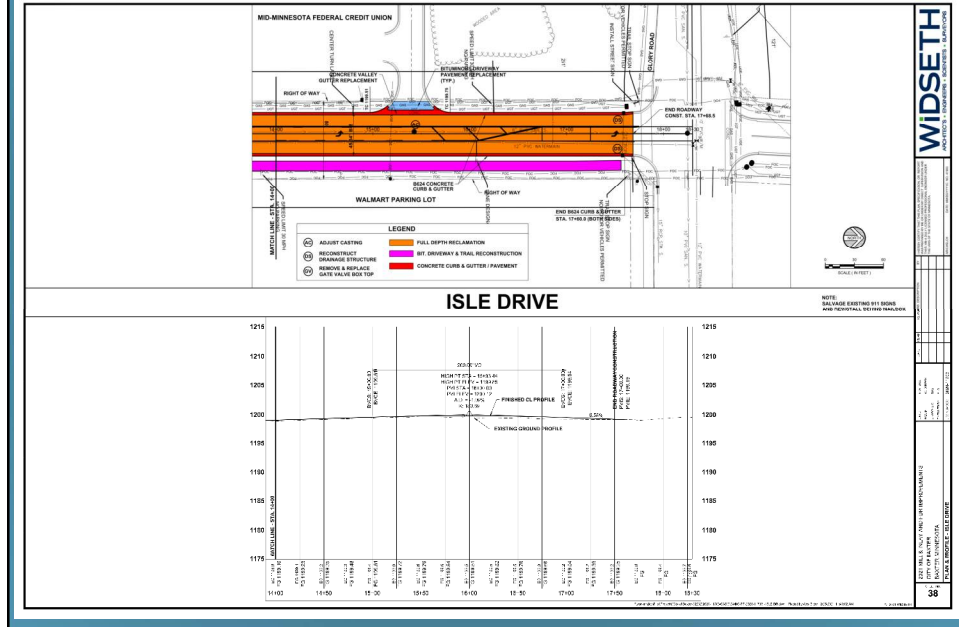
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PROPOSED IMPROVEMENTS



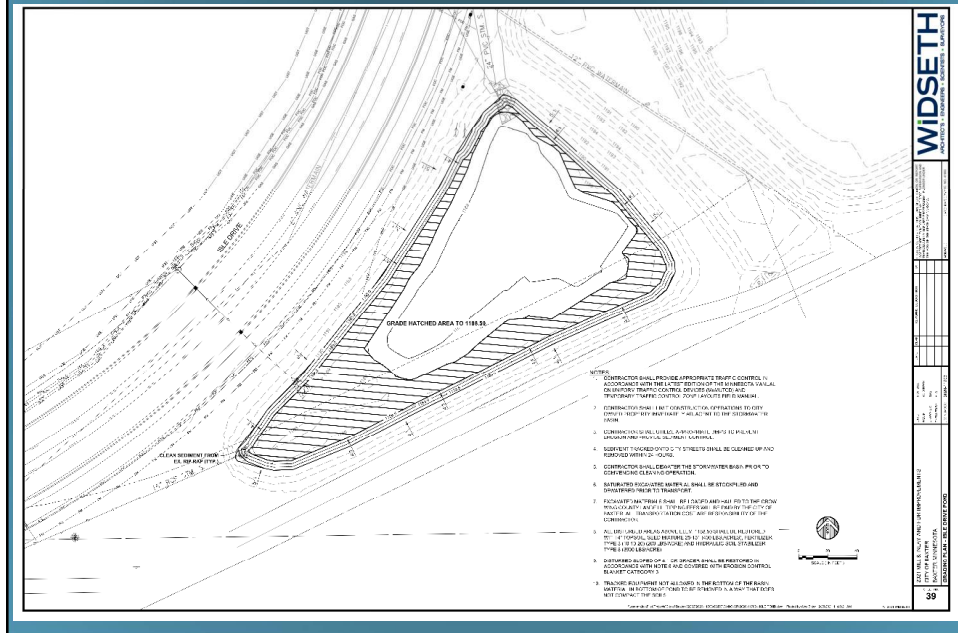
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PROPOSED IMPROVEMENTS



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PROPOSED IMPROVEMENTS



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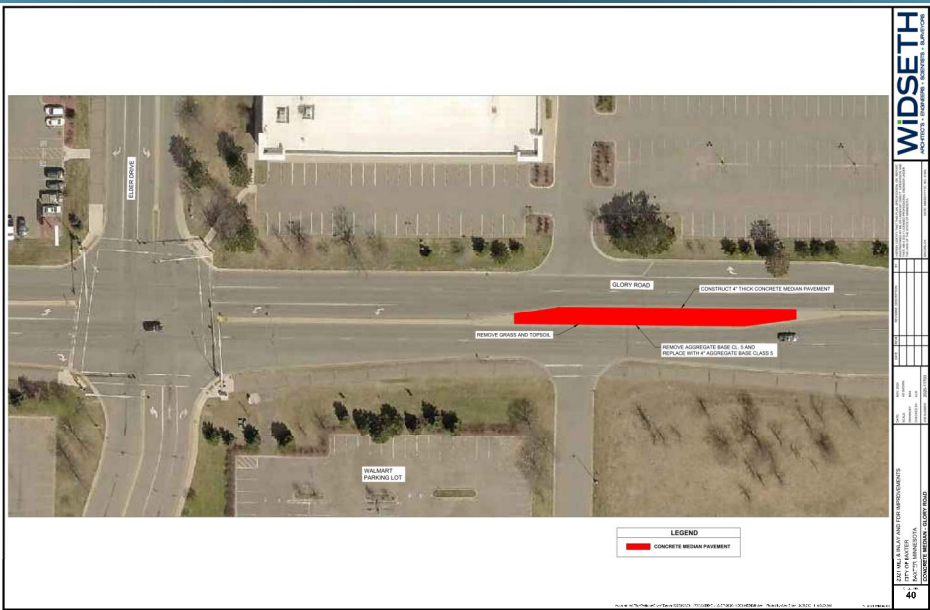
PROPOSED IMPROVEMENTS

Glory Road

- Existing median is gravel with sparse vegetation
- Maintenance and safety issue for City staff
- Construct concrete median between existing curbs

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PROPOSED IMPROVEMENTS



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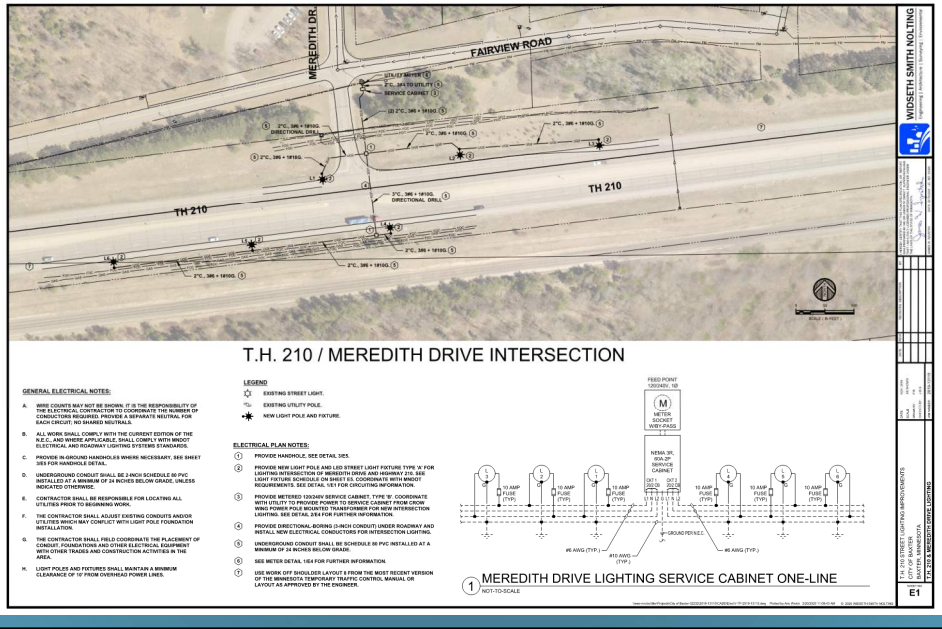
PROPOSED IMPROVEMENTS

TH 210 Street Lighting

- Install 6 street lights at the Meredith Drive and Memorywood Drive intersections

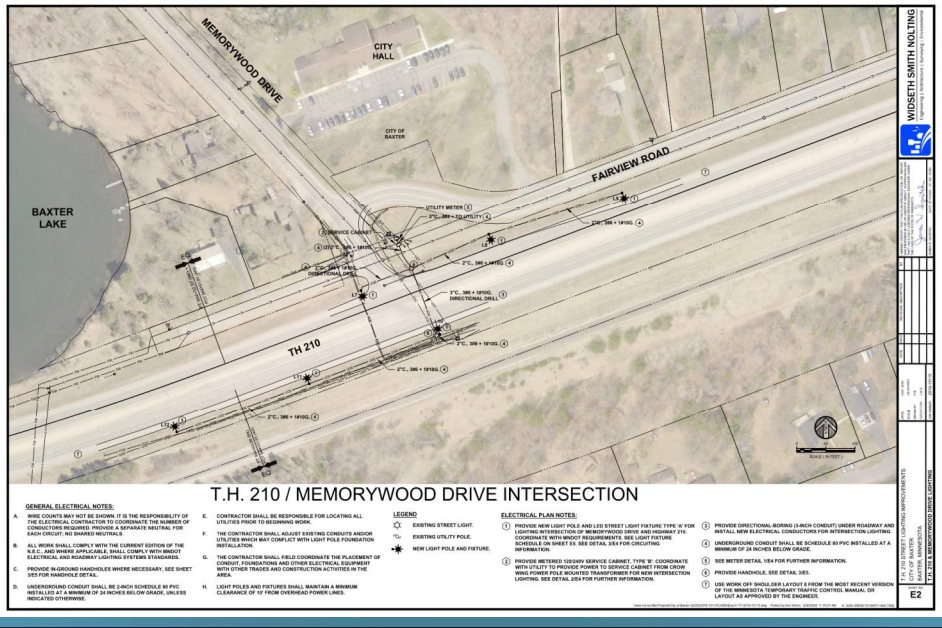
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PROPOSED IMPROVEMENTS



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PROPOSED IMPROVEMENTS



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ESTIMATED PROJECT COSTS

Full Depth Reclamation

• Roadway	\$1,655,775
• Storm Sewer	\$190,610
• Trail	\$328,780

Mill & Inlay

• Roadway	\$200,100
• Trail	\$52,680

Glory Road Median	\$45,105
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TH 210 Street Lighting	\$178,760
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Paris Road Trailhead	\$62,740
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Estimated Total Project Cost:	\$2,714,550
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PROJECT IMPLEMENTATION

Full Depth Reclamation

- Benefitting commercial properties assessed 100% of FDR project costs up to 44' in roadway width.
- Assumed City Costs:
 - Roadway width in excess of 44'
 - Stormwater forcemain and pond cleaning
 - Trail improvements
 - City frontage/assessment for stormwater basins and residential back lots and City outlot on north side of College Road
- Remaining project costs assessed on a front footage basis.

• Total Estimated Project Cost:	\$2,175,165
• City Roadway (excess width):	\$141,035
• City Stormwater (forcemain and pond cleaning):	\$190,610
• City Trail:	\$328,780
• Estimated Remaining Assessable Costs:	\$1,514,740
• Estimated Assessable Frontage:	8,587
• Estimated Assessable Cost per Foot:	\$176.40

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PROJECT IMPLEMENTATION

Mill & Inlay

- Benefitting commercial properties assessed 100% of mill & inlay project costs up to 44' in roadway width.
- Assumed City Costs:
 - Roadway width in excess of 44'
 - Trail improvements
 - City frontage/assessment for City outlot on north side of College Road
- Remaining project costs assessed on a front footage basis.

• Total Estimated Project Cost	\$252,780
• City Roadway (excess width)	\$82,990
• City Trail	\$52,680
• Estimated Remaining Assessable Costs	\$117,110
• Estimated Assessable Frontage	1,746
• Estimated Assessable Cost per Foot	\$67.07

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PROJECT IMPLEMENTATION

SPECIAL CITY PROJECTS

Glory Road Median – City Cost	\$45,105
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TH 210 Street Lighting Improvements

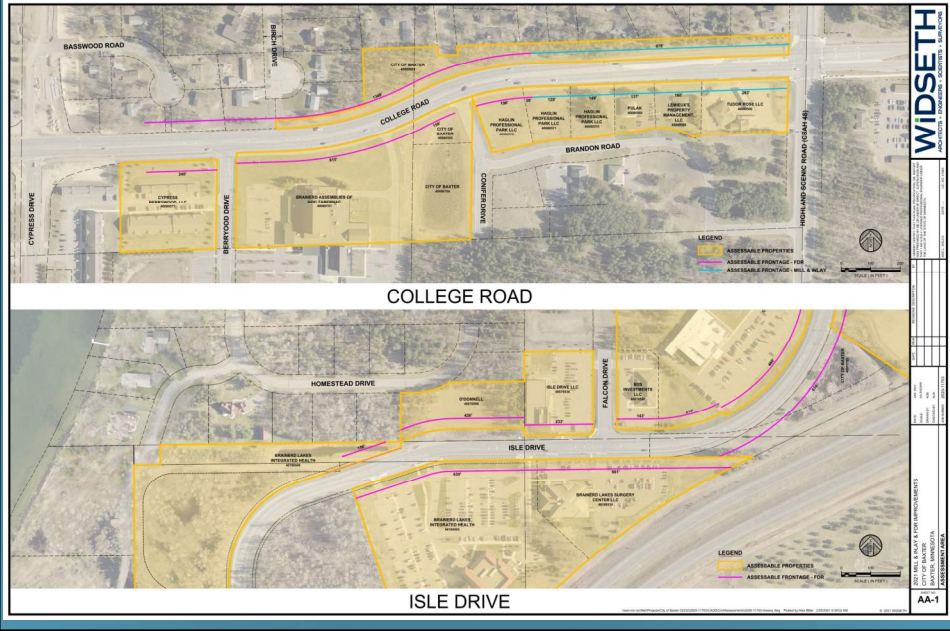
• Estimated Project Cost	\$178,760
• MnDOT Funding	
– 50% of Construction Costs:	\$64,940
– Construction Engineering (8% of construction):	<u>\$10,390</u>
– Total Estimated MnDOT Funding:	\$75,330
• Estimated City Costs:	\$103,430

Paris Road Trailhead	\$62,740
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- Project will be funded with proceeds from the Capital Park Fund.

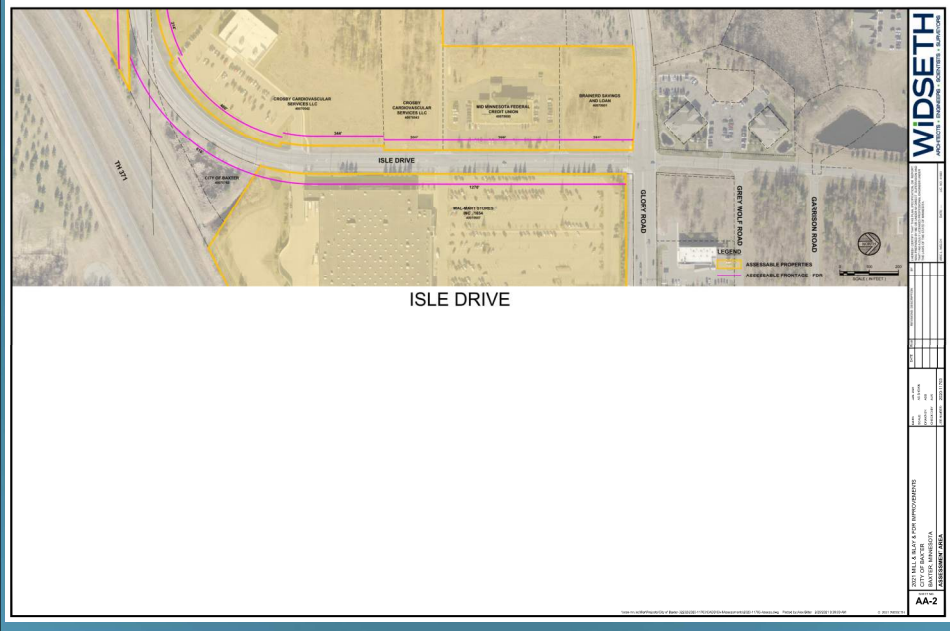
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ASSESSMENT EXHIBITS



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ASSESSMENT EXHIBITS



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ASSESSMENT EXHIBITS

INDIVIDUAL ASSESSMENT CALCULATIONS 2021 MILL & INLAY AND FULL DEPTH RECLAMATION IMPROVEMENTS MUNICIPAL PROJECT 4421 BAXTER, MN

ESTIMATED INTEREST RATE:
ASSESSMENTS ADOPTED:
END OF YEAR:
ESTIMATED DAYS BEFORE END OF YEAR (SEE NOTE 1):
FIRST YEAR OF ASSESSMENT:
ASSESSMENT RATES:
COMMERCIAL FOR:
COMMERCIAL, MILL & INLAY

4.50%
5/18/21
10/31/21
227
2022
\$176.40
\$0.27

R.E. CODE	PROPERTY ADDRESS	OWNER	COMMERCIAL		ASSESSMENT TERM	ESTIMATED ASSESSMENT	2021 INTEREST (MAY 15)	2021 INITIAL CERTIFIED AMOUNT	COMMENTS
			FDR	MILL & INLAY					
COLLEGE ROAD									
40000571	13242 BERRYWOOD DR	BERRYWOOD APARTMENTS OF BAXTER,LLC	245		12	\$42,335.79	\$1,184.82	\$43,520.61	
40000571		BRANDERD ASSEMBLY OF GOD TABERNACLE	615		12	\$109,485.47	\$3,036.11	\$112,521.58	
40000595		CITY OF BAXTER	156		12	\$27,818.27	\$775.13	\$28,593.40	STORMWATER BASIN PROPERTY
40000571		HAGLIN PROFESSIONAL PARK LLC	156		12	\$34,579.23	\$967.40	\$35,546.64	
40000571		HAGLIN PROFESSIONAL PARK LLC			12	\$4,889.16	\$136.23	\$5,025.41	
40000571		HAGLIN PROFESSIONAL PARK LLC		129	7	\$3,452.30	\$24.15	\$3,476.45	
40000571		HAGLIN PROFESSIONAL PARK LLC		149	7	\$1,893.02	\$17.88	\$1,910.90	
40000599	8374 BRADDOCK RD	PLAKA	137		7	\$9,148.09	\$257.17	\$9,405.26	
40000599	8374 BRADDOCK RD	LEWELLYS PROPERTY MANAGEMENT, LLC	188		7	\$10,751.08	\$304.84	\$11,055.92	
40000599	8218 HIGHLAND SCENIC RD	TUDOR ROSE LLC	293		7	\$19,452.34	\$550.00	\$20,002.34	
40000593		CITY OF BAXTER	1348		12	\$257,786.03	\$4,664.59	\$262,450.62	GREENSPACE BUFFER
				678	7	\$55,889.09	\$1,646.11	\$57,535.20	GREENSPACE BUFFER
ISLE DRIVE									
40100501	13900 ISLE DR	BRANDERD LAKES INTEGRATED HEALTH	470		12	\$111,531.46	\$3,110.18	\$114,641.64	
40100501	13114 ISLE DR	BRANDERD LAKES SURGERY CENTER LLC	661		12	\$116,599.03	\$3,263.20	\$119,862.23	
40100501		CITY OF BAXTER	518		12	\$108,661.87	\$3,041.84	\$111,703.71	STORMWATER BASIN PROPERTY
40100507	7295 GLORY RD	WAL-MART STORES INC. 1654	1270		12	\$224,026.90	\$6,269.68	\$230,296.58	
40100508		BRANDERD LAKES INTEGRATED HEALTH	156		12	\$27,818.27	\$775.13	\$28,593.40	
40070599		O'DONNELL	426		12	\$75,146.03	\$2,103.06	\$77,249.09	
40070599		ISLE DRIVE LLC	235		12	\$41,100.00	\$1,150.26	\$42,250.26	
40070540		BDS INVESTMENTS LLC	143		12	\$35,235.03	\$750.96	\$36,000.00	
40070540	13208 ISLE DR	CHISHAM CARPENTRY & SERVICES LLC	191		12	\$176,494.26	\$4,920.82	\$181,415.08	
40170543		CROW WING CARPENTRY & SERVICES LLC	201		12	\$35,492.27	\$992.29	\$36,487.56	
40070592	13263 ISLE DR	MID MINNESOTA FEDERAL CREDIT UNION	399		12	\$10,383.24	\$1,966.77	\$12,350.02	
40070591		BRANDERD SAVINGS AND LOAN	251		12	\$44,711.19	\$1,239.13	\$45,951.31	
			5887	1348		\$1,037,585.63	\$45,693.41	\$1,083,279.04	

SUMMARY

ESTIMATED ASSESSMENTS:

COMMERCIAL FOR:

BENEFITING PROPERTY ASSESSMENTS:

CITY PROPORTION CONTRIBUTIONS:

COMMERCIAL, MILL & INLAY:

BENEFITING PROPERTY ASSESSMENTS:

CITY PROPORTION CONTRIBUTIONS:

TOTAL ASSESSED COSTS:

BENEFITING PROPERTY ASSESSMENTS:

CITY OF BAXTER ASSESSMENTS:

\$1,140,773.21
\$371,366.17
\$58,219.26
\$38,869.09
\$1,031,548.63
\$1,198,992.47
\$402,856.16

NOTES

1. THE 2021 INTEREST AMOUNT IS CALCULATED BASED ON ESTIMATED INTEREST RATE OF 4.5% AND 227 DAYS BETWEEN THE ASSESSMENT HEARING AND END OF THE YEAR. THIS AMOUNT WILL VARY DEPENDING ON ACTUAL INTEREST DATE AND ASSESSMENT HEARING DATE.

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ASSESSMENT PAYMENT

- Pre-payments and partial payments are allowed up to 30-days following the Assessment Hearing
- Assessment balances will be certified to the County in 2021 with payments to begin on the following year's county tax statement.
- Assessment balance will be amortized over a 12-year assessment term for full depth reclamation and a 7-year term for mill & inlay.
- Interest rate will be determined once the bonds are sold.
- Future payoff requirements after certification:
 - Interest will accrue through the end of the calendar year
 - After 2021, payments in full must be made by November 15 to either the City of Baxter or Crow Wing County Auditor to avoid paying the following year's interest

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PROJECT COST SUMMARY

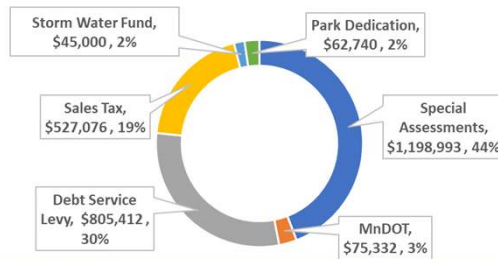
PROJECT COST SUMMARY

Estimated Total Project Cost	\$2,714,550
Estimated Assessable Project Costs	
• Benefitting Property Assessments	\$1,198,995 (44%)
• City Frontage	\$432,855
Estimated MnDOT Funding (Street Lighting)	\$75,330 (3%)
City Cost Summary	
• Roadway Excess Width	\$224,025
• Roadway Frontage/Assessment	\$432,855
• Storm Sewer	\$190,610
• Trail	\$381,460
• Glory Road Median	\$45,105
• TH 210 Street Lighting	\$103,430
• Paris Road Trailhead	<u>\$62,740</u>
• Total Estimated City Cost:	\$432,855 (53%)

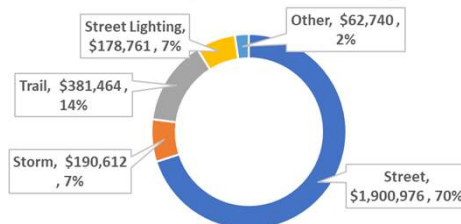
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PROJECT FINANCING

2021 FDR & M/I Estimated Funding Sources



2021 FDR & M/I Estimated Funding Uses



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PROJECT SCHEDULE

- Feasibility Report and plans/specifications prepared
- Feasibility Study Approved by Utilities Commission and City Council (March 2021)
- Council adopts resolution approving plans/specifications and authorizing advertisement for bids (March 2021)
- Improvement Hearing (April 1, 2021)
- Bids are received (April 2021)
- Council adopts resolution ordering improvement (April 2021)
- Council adopts resolution ordering the assessment hearing (April 2021)
- Assessment Hearing (May 2021)
- Council passes resolution adopting the assessment roll (May 2021)
- Council awards construction contract (June 2021)
- Public Informational Meeting (June 2021)
- Construction (June – September 2021)

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PROPERTY OWNER INFORMATION

- Delays, dust, detours and noise should be expected.
- College Road will be detoured and closed to all traffic.
- Isle Drive will be detoured and open to local traffic only.
- There may be some disruption to utility services.
- All entrances and driveways are scheduled to be replaced to the right-of-way line.
- Driveway replacement will create a construction joint in the bituminous pavement that will require yearly sealing by property owner.
- There is likely to be times when your property may not be accessible by vehicle.
- Mailbox supports will be replaced with swing-away style supports.
- Property owners are responsible for relocating private items (sprinklers systems, signage, landscaping, etc.) located in the right-of-way.
- The City will not be responsible for damage to private items located in the right-of-way.

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QUESTIONS

Thank You for Attending